

# COMERICA HOME EQUITY FLEXLINE®

## California

### ACCOUNT FEATURE<sup>1</sup>

- Revolving Line of Credit

### PRICING

#### Standard Pricing

- Variable Annual Percentage Rate (APR) as low as Prime + 6.50% with a minimum line amount of \$10,000
- Variable Annual Percentage Rate (APR) as low as Prime + 2.50% with a minimum line amount of \$50,000

#### Relationship Pricing

- Pricing available as low as Prime + 1.00% APR

#### Relationship Pricing Qualifications

- \$20,000 balance in any combination of the following Comerica retail and/or small business accounts<sup>2</sup> as of the date of loan approval: DDA, MMIA, Savings, CD, IRA; or Comerica Securities; or managed investments held at Comerica; or customers with currently open Comerica equity line or Private Banking REAL account of 10 years or more (subject to new credit agreement).

The Variable Annual Percentage Rate (APR) for Home Equity FlexLine is based on an index such as The Wall Street Journal Prime Rate plus or minus a margin. The APR will vary with changes in the Prime Rate, but will not exceed the maximum APR of 18%. Please refer to the terms of the FlexLine credit agreement for information regarding the index and margin, and the method used to calculate the annual percentage rate.

**Effective Date:**  
February 1, 2010  
Subject to change

**Wall Street Journal  
Prime Rate is 3.25%<sup>3</sup>**

**Current Margin  
1.00% to 7.50%**

### LOAN/LINE SIZE

- Up to \$5,000,000

### LOAN TERMS

- 10 year draw period, followed by a 10-year maximum repayment period
- Fixed rate interest options with 3, 5, 7 or 10 year amortizations

### MAX. LOAN TO VALUE RATIO

- 80%<sup>1</sup>

### FUNDS ACCESS METHOD

- FlexLine checks
- Comerica Gold equity line access card at any ATM or wherever Visa® is accepted

- At any Comerica Banking Center
- Overdraft Protection<sup>4</sup>

### PAYMENT SCHEDULE

#### Monthly payments

- The greater of \$100 or interest only during draw period
- Variable payments of principal and interest during repayment period. Payments will vary with prime rate changes.

### FEES

- No appraisal or title costs for credit line amounts less than or equal to \$500,000
- \$65 annual fee waived for the first year
- \$500 early termination fee if account is closed within the first three years
- \$100 fixed-rate interest option fee

### ADVANTAGES OF A COMERICA HOME EQUITY FLEXLINE

- Interest-only payment option
- Flexibility to convert any part of your variable-rate credit line into a fixed-rate payment option at any time during the draw period
- Your interest may be tax deductible<sup>5</sup>
- 24-hour cash advances at ATMs worldwide
- FlexLine checkbook that lets you write checks from your credit line

### DEBT PROTECTION

- Helps make your payments if you become disabled, unemployed or die
- Convenient, affordable and easy to enroll at closing

THIS PRODUCT IS OPTIONAL. Your purchase of Comerica Debt Protection is optional. Whether or not you purchase Debt Protection will not affect your application for credit or the terms of any existing credit agreement you have with Comerica Bank. ADDITIONAL DISCLOSURES. We will give you additional information before you are required to pay for Comerica Debt Protection. This information will include a copy of the contract containing the terms of the Debt Protection. ELIGIBILITY REQUIREMENTS, CONDITIONS AND EXCLUSIONS. There are eligibility requirements, conditions, and exclusions that could prevent you from receiving protection under the Debt Protection Contract. You should carefully read our additional information for a full explanation of the terms of Comerica Debt Protection.

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## HOME EQUITY LINES OF CREDIT INTEREST-ONLY PAYMENT FEATURE — IS IT FOR YOU?

What is an Interest-Only Payment Feature? An interest-only payment feature allows you to pay only the interest for a specified number of years. After that, you must repay both the principal and the interest.

### WHEN MIGHT AN INTEREST-ONLY PAYMENT FEATURE BE RIGHT FOR YOU?

Interest-only payments may be risky if you won't be able to afford the higher monthly payments in the future. However, if you have modest current income but are reasonably certain that your income will go up in the future (for example, if you're finishing your degree or training program), interest-only payments may be right for you. Be sure you understand the loan terms and the risk you face. And be realistic about whether you can handle future payment increases. If you're not comfortable with these risks, ask about another loan product.

## INTEREST-ONLY PAYMENT CHANGES

Your payment amount could increase significantly during the draw period if the Annual Percentage Rate increases to a maximum of 18 percent. In addition, your monthly payments will increase when your account goes into repayment.

### PAYMENT SHOCK

Your payments may go up a lot - as much as double or triple after the interest-only period or when the payments adjust.

### PREPAYMENT PENALTY

Extra fees may be due if you pay off the line early. Ask us if there is a prepayment penalty.

<sup>1</sup> Loans subject to credit and collateral approval. Financing available for collateral located in California. Restrictions apply. Terms and conditions subject to change.

<sup>2</sup> Business customers who qualify for relationship pricing are limited to owners, principals and managing partners, sole proprietorships, partnerships, or closely held corps (stocks not traded on NYSE or CSE).

<sup>3</sup> Rates subject to change.

<sup>4</sup> Subject to signing overdraft protection agreement.

<sup>5</sup> Consult your tax advisor regarding tax deductibility. Under the tax law, depending on your specific situation, you may be allowed to deduct the interest because the debt is secured by your home.